

Bernard Klieves House
(Chapline Street Row Historic District)
2315 Chapline Street
Wheeling
Ohio County
West Virginia

HABS No. WV-192

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15-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D. C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

BERNARD KLIEVES HOUSE

HABS No. WV-192

Location: 2315 Chapline Street, Wheeling,
Ohio County, West Virginia.

Present Owner: A. J. Figue.

Present Occupants: John J. Dietrich.
Francis N. Higgins.
George R. Johnson.

Present Use: Three family dwelling.

Significance: The Klieves brothers, Theodore and Bernard, were partners in the building and construction firm of Klieves, Kraft and Company. Their success and capabilities as builders in Wheeling are apparent from their houses which are adjacent to each other on Chapline Street. These two houses were designed to be identical, although today the Bernard Klieves House alone retains the original decorative detail with which both houses were designed.

PART I. HISTORICAL INFORMATION

A. Physical History;

1. Date of erection: 1884-1885.
2. Architect: Not known, but probably Edgar Wells, a staff architect of Klieves, Kraft & Co.
3. Original and subsequent owners:
 - 1850 Deed, 8 March, recorded in Deed Book 33, page 524. John Eoff and wife to Naomi Cummins \$10 for Lot 154, Chapline and Eoff Addition. Naomi Cummins died intestate and left her husband, John W. Cummins, and their four children as her sole heirs-at-law.
 - 1884 Deed, 24 October, recorded in Deed Book 76, page 180. John W. Cummins et al (absent George A. Cummins) to Theodore Klieves \$5000 for three-fourths interest in Lot 154, Chapline and Eoff Addition.
 - 1884 Deed, 24 October, recorded in Deed Book 76, page 179. George A. Cummins and wife to Theodore Klieves and wife \$5 for one-fourth interest in Lot 154, Chapline and Eoff Addition.

- 1885 Deed, 2 July, recorded in Deed Book 77, page 160. Theodore Klieves and wife to Bernard Klieves \$2500 for South one-half of Lot 154, Chapline and Eoff Addition.
- 1920 Deed, 12 October, recorded in Deed Book 173, page 310. Bernard Klieves to A. L. Klieves South one-half of Lot 154, Chapline and Eoff Addition.
- 1931 Deed, 25 May, recorded in Deed Book 225, page 369. A. L. Klieves and wife to John Spatafore and wife South one-half of Lot 154, Chapline and Eoff Addition.
- 1932 Maria Spatafore died 25 February, intestate leaving as her sole heirs-at-law her five children: Rose Fragale, Teresa Lelii and Louis J., Anthony J., and Samuel J. Fragale.
- 1950 Deed, 2 November, recorded in Deed Book 328, page 466. John Spatafore to Rose Fragale and Teresa Lelii one-half interest in the South one-half of Lot 154. Chapline and Eoff Addition.
- 1960 Will, probated 12 January recorded in Will Book 40, page 157-166. John Spatafore devised to Rose Fragale, Teresa Lelii, Louis J., Antony J., and Samuel J. Spatafore.
- 1961 Deed, 31 May, recorded in Deed Book 429, page 265. Louis J., Anthony J., and Samuel J. Spatafore to Rose Fragale and Teresa Lelii three-tenths interest in South one-half of Lot 154. Chapline and Eoff Addition.
- 1962 Deed, 31 December, recorded in Deed Book 441, page 301 Maria Teresa Lelii and Rose Fragale to A. J. Tighe South one-half of Lot 154, Chapline and Eoff Addition.

4. Original plans, construction, etc. Not known.

5. Alterations, additions, etc.: This building has been considerably altered in the interior. The owner has divided it into six apartments, two on each floor of this three story building.

The ground floor was the only floor accessible. It has been divided into two apartments, each with a modern kitchen and bath. The double doorway connecting the two front rooms has not been altered, and the lacy woodworking across the doorway is still intact.

Evidence suggests that modern kitchens and bathrooms were installed in each of the second and third floor apartments.

B. Historical Events and Persons Associated with the Building:

Bernard Klieves was born in Germany in 1836. He immigrated to the United States in 1852 and moved directly to Wheeling. In 1868 he joined with his brothers, William and Theodore in establishing the firm of Klieves, Kraft and Company.

This firm erected a small plant as a supplement to their contracting business. "At first they employed eight men, and now 33 men, although the number would be four times as great were it not for the introduction of labor-saving machines and general improvements."¹ Klieves, Kraft and Company, quickly became known as "one of the leading establishments in the department of manufacture, and the firm does an extensive business in contracting and building, and is widely known as one of the most prosperous and enterprising firms of the city."²

Bernard Klieves began his career "without capital and assistance from others, and his success has been achieved by his own efforts and talent for affairs."³ In 1891 the company was incorporated as the Klieves-Kraft Company. Bernard Klieves was president, C. C. Kraft was treasurer, and F. B. Klieves was secretary. "The business is actively managed by the president and treasurer, and is the oldest concern of the kind in the city."⁴

C. Sources of Information:

1. Anonymous. History of the Upper Ohio Valley, Madison, Wisconsin, Brant and Fuller, 1890.
2. Cranmer, Gibson Lamb. History of Wheeling City and Ohio Country Chicago, Illinois; Biographical Publishing Company, 1902.

1. Cranmer, History of Wheeling and Ohio County, and Representative Citizens Citizens. p. 414.
2. Anonymous, History of the Upper Ohio Valley, p. 350.
3. Anonymous, History of the Upper Ohio Valley, p. 350.
4. Cranmer, History of Wheeling. p. 414.

Prepared By: Candace Reed,
Architectural Historian
Historic American
Buildings Survey
September 1976

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This three story brick residence is one of two buildings on the block originally built as identical structures. The houses, next door to each other at 2313 and 2315 Chapline Street were built for two brothers.
2. Condition of fabric: Moderately good.

B. Description of Exterior;

1. Over-all dimensions: Approximately twenty-six feet across the three-bay front (east) and about sixty five-feet deep.
2. Layout, shape: Rectangular.
3. Foundations: Masonry.
4. Wall construction, finish and color: Red brick.
5. Porches, stoops, bulkheads: There is a large concrete stoop to the right (north) in the front, with three steps. It is not original. In the rear, southwest corner of the building is an enclosed wooden frame porch. This porch was originally open with only column supports and a roof for enclosure.
6. Chimneys: Six; five on the three story section and one on the two story section. The large central chimney at the back of the three-story section has a clay tile chimney pot.
7. Openings:
 - a. Doors and doorways: The front entry has two sets of double doors. The outer set is aluminum frame and glass and is obviously not original. The inner set is original. Each door has decorative panels in the lower half and stained glass in the upper half. A large stained glass transom of the same design as that in the doors extends across the top of both doors. A stone lintel resembling an Egyptian motif is set into the wall over the doorway at the exterior. The exterior door at the porch, rear left, is not original. There is an exterior door to the basement at the rear wall, center.
 - b. Windows and shutters: For front windows, SEE photographs and drawing. There are few side and rear windows. Those are much simpler than the front windows. There is a south projecting bay with two windows at each floor.
8. Roof:
 - a. Shape, covering: For front mansard, SEE Photographs. Beyond the mansard, the roof over the three-story section has a shallow hip, covered with tar paper. The two-story section at the rear has a gabled roof with a standing seam tin covering.
 - b. Cornice, eaves, dormers: SEE photographs,

C. Description of Interior;

1. Floor plans: The entry foyer is to the right (north) of the plan, with a straight run stair to the upper floors. The hallway extends back to a second stairway along the central section of the north wall. This stair connects the first and second floors. The remainder of the floor has been divided into two apartments. There were formerly four large interior rooms, with two front rooms, a smaller central room - probably a kitchen and a large rear room which was probably a living space. This organization was evidenced from the 2313 house, which is basically intact. In the Bernard Klieves house only the foyer, front room and double doorway have remained unchanged. The interiors of the upper floors and basement were not accessible. The stairway and hall are continued at the same location on the upper floors of the three-story section with doors opening off this space.
2. Flooring: Primarily wood, although there is some linoleum and other tile covering. The wooden floors appear to be original.
3. Walls and ceiling finishes; Generally painted plaster.
4. Doors and doorways: Many of the doors and door casings are original. Of particular note is the double pocket doorway connecting two spaces of the first floor, south front apartment. It has a decorative lace-like design of wood across the top.
5. Mechanical Equipment: Contemporary.

D. Site and Surroundings;

1. The building fronts on Chapline Street and faces east. There are buildings directly adjacent to the north and south. It is set back from the sidewalk with a cast iron fence along the property line, like the other house in the row. There is a small yard in the rear and a brick garage in the northwest corner of the property. A fence separates the property from that of the two adjoining buildings. There is a gate connecting this property with the identical building next door. There is also a wooden fence at the back of the property abutting an alley.

Prepared by: John McRae
Architectural Historian
Historic American Buildings Survey
September 1976

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey under the general direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, HABS Principal Architect in cooperation with the Friends of Wheeling, Inc. The measured drawings were made during the summer of 1976 under the supervision of John M. McRae (University of Florida) with architectural technicians Mark L. Hall, Foreman, (Pennsylvania State University); Edward C. Freeman (Arizona State University); Ruthie D. Wiley (Mississippi State University); Alan G. Willig (City College of New York); and Architectural Historian Candace Reed (George Washington University). The photographs were taken in 1977 by HABS Photographer Jack E. Boucher.